

CITY OF BAINBRIDGE ISLAND
COMPREHENSIVE PLAN AMENDMENT APPLICATION
 FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.
 PENCIL WILL NOT BE ACCEPTED.



<p style="text-align: center;"><u>DATE STAMP</u> <u>FOR CITY USE ONLY</u></p> <p style="text-align: center;">Bainbridge Island</p> <p style="text-align: center;">JUN 30 2015</p> <p style="text-align: center;">Dept. of Planning & Community Development</p>	<p style="text-align: center;"><u>TO BE FILLED OUT BY APPLICANT</u></p> <p>PROJECT NAME: <u>PRITCHARD PARK REZONE</u></p> <p>TAX ASSESSOR'S NUMBER: <u>352 502 -1 -001 -2001</u> <u>352 502 -1 -035 -2001</u> <u>352 502 -1 -034 -2002</u></p> <p>PROJECT STREET ADDRESS OR ACCESS STREET: <u>EAGLE HARBOR DRIVE</u></p> <p style="text-align: center;"><u>FOR CITY USE ONLY</u></p> <p>FILE NUMBER: _____</p> <p>PROJECT NUMBER: _____</p> <p>DATE RECEIVED: _____</p> <p>APPLICATION FEE: _____</p> <p>TREASURER'S RECEIPT NUMBER: _____</p>
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SUBMITTAL REQUIREMENTS	
APPLICATION	<i>One original (which must contain an original signature) and two copies</i> must be provided. Whenever possible, originals must be <i>signed in blue</i> . Please identify the original document.
SUPPORTING DOCUMENTS	<i>One original (which must contain an original signature)</i> , where applicable, and <i>two copies</i> (if an original is not applicable, <i>three copies</i> must be provided).
MAPS	Site-specific applications must include vicinity maps.
SUBMITTING APPLICATIONS	Applications <i>must be submitted in person</i> by either the owner or the owner's designated agent. Should an agent submit the application, a <i>notarized Owner/Agent Agreement</i> must accompany the application (owner/app agreement attached). Please call (206) 780-3750 to make an appointment to submit your application.
ATTACHED SUBMITTAL CHECKLIST	Please refer to attached Submittal Fact Sheet for further information. NOTE: When submitting this application, please do not copy or include the Submittal Fact Sheet attached to the back of this application.

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A. GENERAL INFORMATION

1. Name of property owner: CITY OF BAINBRIDGE ISLAND
Address: 280 MADISON AVE. N, BAINBRIDGE ISLAND WA 98110
Phone: 206-842-2545 Fax: 206-780-8600
E-mail: CITYADMIN@BAINBRIDGEWA.GOV
Name of property owner: BAINBRIDGE ISLAND METRO PARK AND RECREATION DISTRICT
Address: 7666 NE HIGH SCHOOL RD, BAINBRIDGE ISLAND, WA 98110
Phone: 206-842-2306 x112 Fax: 206-842-0207
E-mail: tarry@biparks.org (Tarry Landa)

If the owner(s) of record as shown by the county assessor's office is (are) not the agent, the owner's (owners') signed and notarized authorization(s) must accompany this application.

NOT AUTHORIZED SEE 30 JUNE MEMO BY C. SCHMID

2. Authorized Agent/Project Contact: CHARLES SCHMID
Address: 10677 MANITOU PK. BLVD. BAINBRIDGE ISLAND, WA 98110
Phone: 206-842-5313 Fax: N/A
E-mail: C.Schmid@att.net

3. Does the amendment request concern a specific property (or properties)? ☒ YES ☐ NO

4. Does the request relate to a specific area of the island? ☒ YES ☐ NO (If yes, provide a description of the area or a map indicating the area.)

This request only applies to PRITCHARD PARK. SEE
ATTACHED MAPS. Note that B.I. Metro Park and
RECREATION District plans to submit an application
for all Bainbridge Island parks. PLEASE REFER
TO 30 June memo.

5. Does this proposal include an amendment to the Land Use Map of the Comprehensive Plan?

☒ YES ☐ NO If so, please describe: Change zone for Pritchard

Park FROM WATER DEPENDENT INDUSTRIAL TO RH/RHOSR-2

EXCLUDE THE POINT WHICH REMAINS CONTAMINATED

AND A SUPERFUND SITE. SEE ATTACHED MAP

6. If approved, would your Comprehensive Plan Amendment require a Rezone of ^{this} ~~your~~ property?

☒ YES ☐ NO

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7. Provide a reference to the element(s) of the Comprehensive Plan that is proposed for amendment and pages of the plan, if applicable.

LAND USE ELEMENT / MAP

8. Provide proposed amendatory language. REZONE PRITCHARD PARK
FROM WATER DEPENDENT INDUSTRIAL

TOOR-2 ON OFFICIAL COMPREHENSIVE PLAN MAP
(SEE ATTACHED MAP)-

9. Explain the reasons behind this amendment proposal. PRITCHARD PARK FORMERLY
WAS THE SITE OF THE WYCKOFF CREOSOTE PLANT ZONED
WATER DEPENDENT INDUSTRY FOR OBVIOUS REASONS. WHY IT
REMAINS SO GIVEN IT HAS BECOME A PARK IS A MYSTERY.
OTHER PARKS ARE TYPICALLY R-2 (I.E. FAY BAINBRIDGE)

B. In order to assist the Planning Commission and the City Council in their selection of comprehensive plan amendments, please describe how your proposed amendment meets the following criteria.

1. The proposed amendment advances goals and policies of the Comprehensive Plan (please cite the goal or policy that supports the amendment):

THE GOALS AND POLICY FOR WATER DEPENDENT INDUSTRIAL
INCLUDE WG-1 - PRIMARY BOAT AND SHIP BUILDING. W.G.B DOES
MENTION WAT POTENTIAL FUTURE USES.

2. The proposed amendment is consistent with the goals and regulations of the Growth Management Act:

YES. THE GROWTH MANAGEMENT ACT NOTE
COMPREHENSIVE PLANS MUST INCLUDE MAPS, AND
THIS AMENDMENT PROPOSES CORRECTING THE MAP.

3. The relationship of the proposed amendment to other City codes and regulations:

THE SHORELINE DESIGNATION IS ALREADY ISLAND
CONSERVANCY FOR PRITCHARD PARK WHICH IS
CONSISTANT FOR OTHER PARK PARCELS

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I hereby certify that I have read this application and know the same to be true and correct.

CHARLES SCHMID 30 JUNE 2015
*Signature of owner or authorized agent Date
applicant

CHARLES SCHMID
Please print name

*Signature of owner or authorized agent Date

Please print name

**If signatory is not the owner of record, the attached "Owner/Agent Agreement" must be signed and notarized*

NOT COMPLETED
SEE ATTACHED MEMO

Owner/Agent Agreement

NOT COMPLETED / SEE ATTACHED MEMO

The undersigned is (are) the owner(s) of record of the property identified by the Kitsap County
Assessor's account number _____ Bainbridge Island

located at _____ JUN 30 2015

Bainbridge Island, Washington. The undersigned hereby gives (give) consent and approval to

Dept. of Planning &
Community Development

to act on his/her (their) behalf as his/her (their) agent to proceed with an application for (please
check all items that apply): ☐ preapplication conference

☐ planning permits

☐ construction permits (i.e. building, water/sewer availability, right-of-way, etc)

on the property referenced herein. This agreement authorizes the agent to act on the owner's behalf
for the above checked applications through (date or specific phase) _____.

Owner of record

Date

Owner of record

Date

STATE OF WASHINGTON

)

) ss.

COUNTY OF KITSAP

)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the
State of Washington, duly commissioned and sworn, personally appeared:

_____ to me known as the individual(s) described in and who executed the foregoing instrument, and acknowledged to
me that he/she/they signed and sealed the said instrument, as his/her/their free and voluntary act and deed for the uses
and purposes therein mentioned, and on oath stated that he/she/they was (were) authorized to execute said instrument.

WITNESS MY HAND AND OFFICIAL SEAL, hereto affixed the day and year in this certificate above written.

Notary Public in and for the State of Washington

Residing at _____

My appointment expires: _____

Comprehensive Plan Map Amendment Application: Pritchard Park Rezone
Bainbridge Island

10677 Manitou Pk. Blvd.
Bainbridge Island, WA 98110
June 30, 2015

JUN 30 2015

Subject: Comprehensive Plan Map Amendment Application: Pritchard Park Rezone
Attachments: 1) Comprehensive Plan Amendment Map Application (5 pages)
2) Map of Three Parcels of Pritchard Park
3) Comprehensive Plan Map November 18, 2014

Dept. of Planning &
Community Development

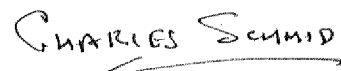
INTRODUCTION

Pritchard Park was zoned Water Dependent Industrial when it was formerly the site of the Wyckoff creosote plant. Subsequently it became a superfund site, with the Point still to be cleaned up. The site was purchased by the City under joint ownership with the Bainbridge Island Metropolitan Park and Recreation District and is being developed as a park with the Japanese-American Exclusion Memorial located at the western end. The City is currently working toward transferring its ownership to the Park and Recreation District. (See City Council Discussion "Transfer of Pritchard Park to BIMRD" March 3, 2015). The shoreline designation has been changed to Island Conservancy which is correct for a park. But for some reason the property has never been changed to a zone which is appropriate for a park. In general, parks have underlying residential zoning, such as Fay Bainbridge with OSR-2. This Comprehensive Plan Map Amendment is a Map request to change the zoning from Water Dependent Industrial to OSR-2. This is long overdue, and should have been taken care of many years ago.

REASONING FOR THIS APPLICATION


I am submitting this application as an individual citizen. I have not completed the information required for the Owner/Agent Agreement (Page 5 of 6) since this is public land. If it is decided that it does require City and Park signatures, I have discussed the reasons for submitting this map Amendment with the City (Kathy Cook, Planning Director) and the Parks and Recreation Metro District (Executive Director Terry Lande), and that I was submitting this application without the City's and Park's official approval. We agreed that the deadline will occur before the two owners were able to decide if they wanted to assign me as an agent, or if the City or the Parks and Recreation District wanted to serve as the applicant. In addition, the Parks and Recreation Metro District intends to submit a separate application to create a new zone, namely a Parks Zone which applies to all Bainbridge Island parks. If proper policies and regulations were created for this new zone, then this would make my reasons for changing the zoning for Pritchard Park moot, and hence I would withdraw this application.

If for some reason the Parks and Recreation Metro District application for a new Parks Zone fails, then I would hope the City and Parks and Recreation District would figure out the best approach to carry out the attached application to rezone Pritchard Park to OSR-2. One way or other Pritchard Park needs to have the proper zoning.



Charles Schmid, Ph.D.



02-26-2015 DATE	352502-1-001-2001 352502-1-035-2001 Pritchard Park S35 T25 R2E, W.M.	 CITY OF BAINBRIDGE ISLAND PUBLIC WORKS ENGINEERING DEPARTMENT
1 NUMBER		

Bainbridge Island

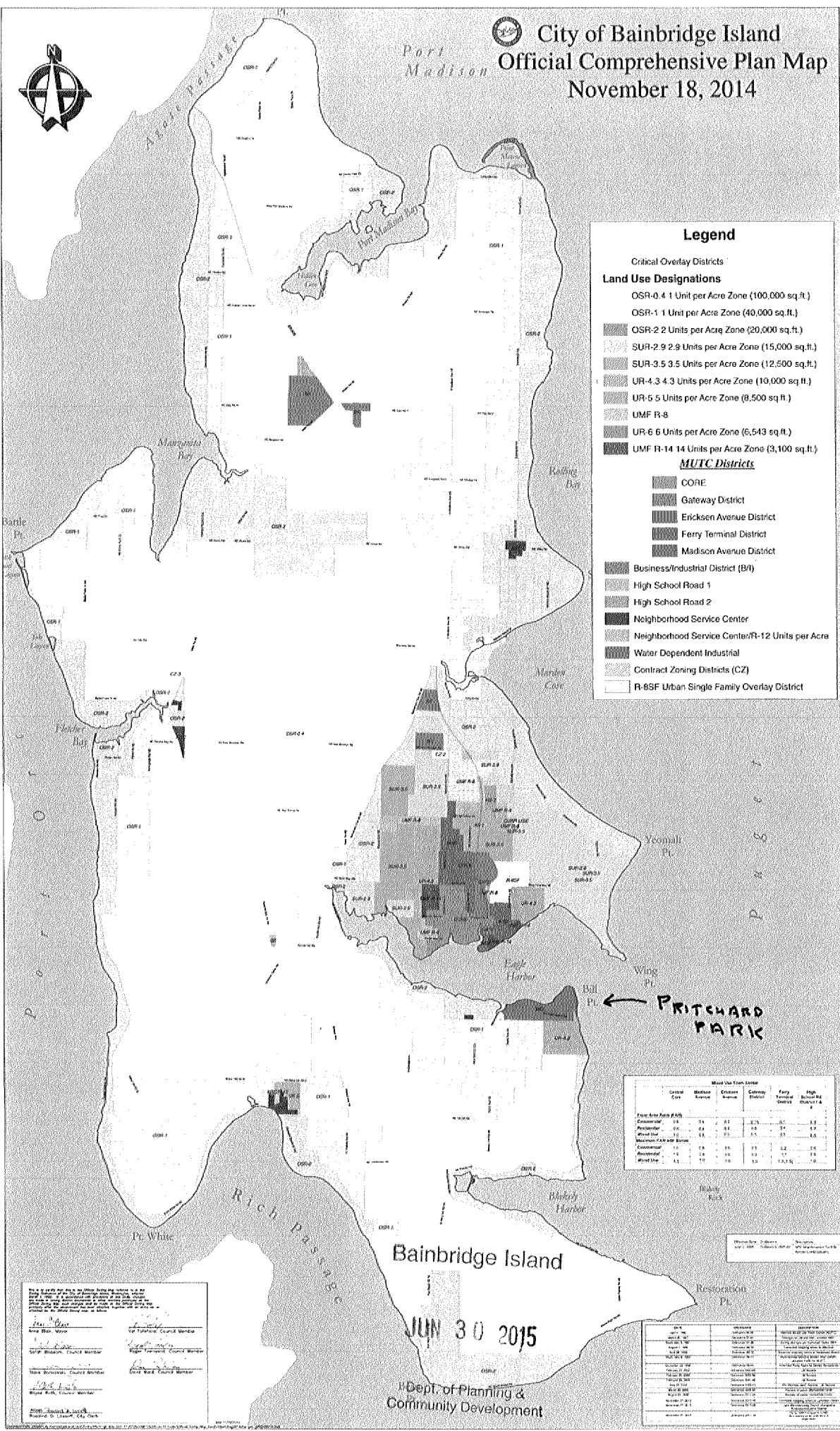
PRITCHARD PARK

JUN 30 2015

Dept. of Planning &
Community Development



City of Bainbridge Island Official Comprehensive Plan Map November 18, 2014



Legend

Critical Overlay Districts

Land Use Designations

- OSR-0.4 1 Unit per Acre Zone (100,000 sq.ft.)
- OSR-1 1 Unit per Acre Zone (40,000 sq.ft.)
- OSR-2 2 Units per Acre Zone (20,000 sq.ft.)
- SUR-2 9 2 9 Units per Acre Zone (15,000 sq.ft.)
- SUR-3 5 3 5 Units per Acre Zone (12,500 sq.ft.)
- UR-4 3 4 3 Units per Acre Zone (10,000 sq.ft.)
- UR-5 5 Units per Acre Zone (8,500 sq.ft.)
- UMF R-8
- UR-6 6 Units per Acre Zone (6,543 sq.ft.)
- UMF R-14 14 Units per Acre Zone (3,100 sq.ft.)

MUTC Districts

- CORE
- Gateway District
- Erickson Avenue District
- Ferry Terminal District
- Madison Avenue District
- Business/Industrial District (B/I)
- High School Road 1
- High School Road 2
- Neighborhood Service Center
- Neighborhood Service Center/R-12 Units per Acre
- Water Dependent Industrial
- Contract Zoning Districts (CZ)
- R-8SF Urban Single Family Overlay District

PRITCHARD PARK

	Central Core	Madison Avenue	Erickson Avenue	Gateway District	Ferry Terminal District	High School Road 1 & 2
Population	18	14	13	12	11	10
Employment	10	10	10	10	10	10
Commercial	10	10	10	10	10	10
Industrial	10	10	10	10	10	10
Residential	10	10	10	10	10	10
Public Use	10	10	10	10	10	10

City of Bainbridge Island
Official Comprehensive Plan Map
November 18, 2014

Mayor: [Signature]
City Council Members: [Signatures]
City Clerk: [Signature]

Bainbridge Island
JUN 30 2015
Dept. of Planning & Community Development

Map Sheet	Scale	Projection	Units
1	1" = 100'	NAD 83	Feet
2	1" = 100'	NAD 83	Feet
3	1" = 100'	NAD 83	Feet
4	1" = 100'	NAD 83	Feet
5	1" = 100'	NAD 83	Feet
6	1" = 100'	NAD 83	Feet
7	1" = 100'	NAD 83	Feet
8	1" = 100'	NAD 83	Feet
9	1" = 100'	NAD 83	Feet
10	1" = 100'	NAD 83	Feet